

WARRANTY DEED

028923

DOROTHY B. LANCASTER of Waterville, County of Kennebec and State of Maine for consideration paid, grants to DOROTHY B. LANCASTER and ANN L. SIROIS of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated in the City of Waterville, County of Kennebec, State of Maine, with the buildings and other improvements thereon, bounded and described as follows:

Westerly about four (4) rods by Water Street; northerly about ten (10) rods by land formerly of Fred Libby; easterly about three and one-half (3½) rods by land now owned by the grantors herein, and southerly by land now or formerly of Elise Taylor.

Being the same premises devised to Dorothy B. Lancaster by the late Anna Pare, said devise recorded January 12, 1949 in Kennebec Registry of Deeds in Book 856, Page 425.

Also a certain lot or parcel of land situated in said Waterville on the east side of Water Street and bounded and described as follows, to wit:

Beginning at the iron pin at the northeast corner of land of the late Marshall Perry; thence southerly on the east line of said Perry's lot and continuing on the east line of lot of Fred Taylor about one hundred twelve (112) feet to the north line of land of Edward Rancourt; thence easterly along the line of said Rancourt lot to the Kennebec River; thence northerly along the shore of the Kennebec River about one hundred twelve (112) feet; thence westerly in a straight line to the point of beginning.

Being the same premises conveyed to Dorothy B. Lancaster and Arvid L. Lancaster (deceased) by quit-claim deed from Waterville Savings Bank dated May 6, 1940 and recorded in Kennebec Registry of Deeds in Book 764, Page 402.

Excepting and reserving from the above parcel the following parcel described in a deed from Dorothy Lancaster to Michaud:

Beginning at the southeast corner of a parcel of land devised to Dorothy B. Lancaster by Anna Pare, an abstract of which devise is recorded in the Kennebec Registry of Deeds in Book 856, Page 425, said corner being a point on the westerly line of a parcel of land conveyed to Dorothy B. Lancaster and Arvid L. Lancaster by deed of Waterville Savings Bank, dated May 6, 1940 and recorded in the Kennebec Registry of Deeds in Book 764, Page 402, and said point also being the northeast corner of other land of the grantees; thence in an easterly direction to a pipe set in the ground by the grantor and grantee in August of 1992, and being ten feet more or less southerly of the southwest corner of a garage of said grantor; thence in an easterly direction on a line approximately parallel with the southerly side of the garage of the grantor to another pipe set by the herein grantor and grantees and located ten feet more or less southerly of the southeast corner of said garage; thence continuing in an easterly direction on the same line to the Kennebec River; thence in a southerly direction along the shore or the Kennebec River to the southeast corner of land of the grantor; thence in a westerly direction along the southerly line of the grantor to the southeast corner of land conveyed to Dorothy B. Lancaster and Arvid L. Lancaster by

NO TRANSFER
TAX PAID

Creates
Joint
tenancy
Dorothy B
LANCASTER
+ ANN L.
SIROIS

deed of Waterville Savings Bank, dated May 6, 1940 and recorded in the Kennebec Registry of Deeds in Book 764, Page 402, said point also being the southwest corner of other land of the grantees; thence in a northerly direction to the point and place of beginning.

The excepted parcel being the southerly one-half (approximately) of the parcel of land conveyed to Dorothy B. Lancaster and Arvid L. Lancaster by deed of Waterville Savings Bank, dated May 6, 1940 and recorded in the Kennebec Registry of Deeds in Book 764, Page 402.

WITNESS my hand and seal this 13th day of October, 1992.


Witness

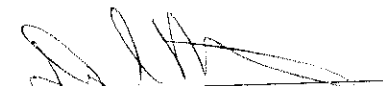

DOROTHY B. LANCASTER

THE STATE OF MAINE
Kennebec, ss.

October 13, 1992

Then personally appeared the above named DOROTHY B. LANCASTER and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public

92:W1:

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 1993

RECEIVED KENNEBEC SS.

1992 OCT 15 AM 9:00

ATTEST: 
REGISTER OF DEEDS